

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	<b>AGENDA</b>  <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL</b> <b>REVIEW COMMITTEE</b>	REGULAR SESSION WEDNESDAY, April 24, 2019 @ 5:15 PM
---	---	--

For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “January 23, 2019”, “February 13, 2019” & “April 10, 2019”
3. REVIEW ITEMS
  - a. Continued from April 10, 2019 - Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new food and meat commissary with 21,000 sq ft building and food truck and trailer storage at 1365 East Lockeford Street (Applicant: Commissary El Gallo - Conrado and Alberto Marquez; File Number: 2019-06 SP; CEQA Determination: Exempt Per Section 15332)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. REORGANIZATION
  - a. Chair
  - b. Vice Chair
7. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right of Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 23, 2019,  
February 13, 2019  
&  
April 10, 2019

The above Site Plan and Architectural  
Review Committee minutes were not  
available at the time of packet  
preparation.

They will be made available prior to the  
start of the April 24, 2019 meeting if they  
have been completed.



**CITY OF LODI**  
**SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE**  
**Staff Report**

---

**MEETING DATE:** April 24, 2019

**APPLICATION NO:** 2019-01 SP

**REQUEST:** **Continued from April 10, 2019** - Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new food and meat commissary with 21,000 sq ft building and food truck and trailer storage at 1365 East Lockeford Street (Applicant: Commissary El Gallo - Conrado and Alberto Marquez; File Number: 2019-06 SP; CEQA Determination: Exempt Per Section 15332)

**LOCATION:** 1365 East Lockeford Street  
Lodi, CA 95240  
APN: 049-340-29

**APPLICANT:** Commissary El Gallo  
Conrado and Alberto Marquez  
1301 Sacramento Street  
Lodi, CA 95240

NJA Architecture  
c/o John Vierra  
212 West Pine Street, Suite 1  
Lodi, CA 95240

**PROPERTY OWNER:** Commissary El Gallo  
Conrado and Alberto Marquez  
1301 Sacramento Street  
Lodi, CA 95240

**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve the request of Commissary El Gallo - Conrado and Alberto Marquez for a new food and meat commissary with 21,000 sq ft building and food truck and trailer storage at 1365 East Lockeford Street, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

**PROJECT/AREA DESCRIPTION**

General Plan Designation: Industrial  
Zoning Designation: Industrial  
Property Size: 3.92 acres

The property at 1365 East Lockeford Street is an industrial property and currently vacant. The property owner is proposing a new commissary facility.

The applicant currently operates the El Gallo Commissary facility on South Sacramento Street. The current operation has outgrown this Sacramento Street property and are looking for a new and modern facility. A commissary is an allowed use in the industrial area. The commissary acts as a base location for mobile food vendors – both food truck and food trailers.

## **BACKGROUND / ANALYSIS**

The applicant is proposing a new commissary facility. The property will include:

- A 20,682 sq ft single story building.
- The building includes meat prep areas, cool and freezer storage, floor area for sales and office.
- The site includes area for customer and vendor parking.
- Parking for food truck storage.
- Parking for food trailer storage.
- Trash enclosures,
- Propane tanks.
- Ice machines.
- Truck and trailer wash racks.

The property will be surrounded by a solid wall to provide for security and to screen the storage / truck and trailer areas.

The building has an industrial look and feel. The building is comprised of corrugated and smooth metal panels. Some of the panels have both vertical and horizontal patterns to break up the building massing and sight lines. The building color scheme is based upon various grey colors. The applicant will provide a materials board at the meeting.

The project includes a storm water basin to hold a 2 year storm event.

A final landscape plan will be prepared to respond to the state water efficiency requirements.

**Public Works conditions 37 – 67 have been added to the April 24, 2019 packet.**

## **FINDINGS**

The project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed modification to the existing buildings. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The project site is zoned Industrial. The project applicant is proposing site and building improvements that are consistent with the industrial zoning district. The commissary is an allowed use and the building provides a modern improvement to the Lockeford Street and Guild Ave. intersection.

2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and does not create traffic or pedestrian hazards.* Comment: The project proposal includes site improvements and frontage improvements that help connect neighboring properties. The project does not interfere with adjacent properties or place restrictions on the enjoyment or development of adjacent properties.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed new building improvements are visually compatible with the rest of the industrial area and neighborhood. The project utilizes a metal building and provides a modern appearance and incorporates treatments and textures that are consistent with industrial uses, but offer a new look and feel.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* Comment: The project design promotes visual environments that are of high aesthetic quality and variety.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* Comment: The project is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into a vacant parcel. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project can be adequately served by all required utilities and public services.
6. Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15332.

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed new development is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Industrial

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

## **CONDITIONS OF APPROVAL**

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 1365 East Lockeford Street, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The project proponent shall provide a trash enclosure. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
6. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
8. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
9. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
10. Additional landscaping will most likely be required in the parking area to provide for additional "shading area".

11. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
12. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
13. No flashing, moving, animated, temporary signs or banners shall be permitted.
14. The Project will pay Category C – Habitat fees prior to construction. (\$13,399 per acre – roughly 3.92 acres). This fee is paid to SJCOG – Habitat.
15. The project will include a solid wall to screen all storage areas. This wall is typically masonry. An alternative material may be approved by the Community Development Director.
16. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance and or occupancy. The applicant shall contact the Fire Department to arrange plan review and inspections. Inspection requests require 48 hour notification. To arrange a field inspection, please contact the Fire Department, Fire Prevention Bureau. Phone number (209) 333-6739. FAX (209) 333-6844. 2013 CFC, Section 105.6

**BUILDING - General Comments:**

17. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
18. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602, 705.8 and 716.5
19. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
20. If the occupant load for any area of the building exceeds 49, the plans shall show:
  - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
  - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
  - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
  - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back-up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
  - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
  - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
  2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE."  
2016 CBC, Section 1013.4
21. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
22. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
23. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
  - 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
  - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle.  
2016 CBC, Section 502.3.3
  - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
24. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
  - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign



below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6

C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4

25. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
26. Mezzanines are required to be open and unobstructed to the room in which the mezzanine is located. Unless meeting one of the exceptions of the 2016 CBC, Section 505.2.3 the mezzanine appears to be a story [DSA-AC], as defined by 2016 CBC, Section 202.
27. The 2<sup>nd</sup> floor (or mezzanine) contains executive offices, conference room, break room and a USDA office. These facilities are not shown on the ground floor (no equal facilitation). Plans to provide complete and adequate details for elevator or ramp to serve the second floor (mezzanine). 2016 CBC, Section 11B-206.2.3
28. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
29. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2

30. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for A-3 occupancies by 2016 CPC, Table 422.1.
31. The plans show the proposed building 6,000sqft. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system.

32. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
33. Fire alarm or fire sprinkler monitor alarm, as required by the 2016 CFC, shall be submitted under separate permit and cover by a C-10 licensed contractor.
34. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
35. The building is required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
  - a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
  - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
  - c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
  - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS & Y chains and exterior doors and essential rooms as determined by the Chief.
  - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
  - f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
  - g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.
36. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080

## **PUBLIC WORKS**

The Public Works Department has the following comments regarding the approval of the SPARC review for 1365 East Lockeford Street:

37. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.

- a. Stormwater Development Standards will be required for this project.
  - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
38. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
39. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.
40. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
41. The developer shall dedicate a street easement as well as a 10-foot Public Utility Easement along Guild Avenue and Lockeford Street per the associated Specific Plans. The existing curb and gutter fronting the parcel along Guild Avenue shall be removed to accommodate the proposed public improvements.
42. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
43. Design and installation of public improvements shall be in accordance with City Master Plans. Street, wastewater, storm drainage, and water master plans and design calculations will be required for the development.
- a. Street
    - i. All street designs shall conform to the City of Lodi Design Standards.
    - ii. Curb returns and corner cut-offs shall conform to City of Lodi Standard Plans 611 and 612.
    - iii. All streets shall contain vertical type (fronts) curb, gutter and sidewalk and shall conform to City of Lodi Standard Plan 135.
    - iv. Driveways shall conform to City of Lodi Standard Plans. A minimum of 2 feet of full curb height shall be maintained between property lines and the top of the driveway transition per City of Lodi Design Standard §1.407.
    - v. Install street lights along Guild Avenue and Lockeford Street.
    - vi. Provide all necessary traffic signs along Guild Avenue and Lockeford Street.
    - vii. A median shall be installed in Guild Avenue that begins at the intersection with Lockeford Street and extends 100 feet to the north.
  - b. Wastewater
    - i. The public wastewater main shall be extended from the existing public wastewater main in Guild Avenue along the Lockeford Street frontage.
  - c. Storm Drainage

- i. The public storm drain main shall be extended from the existing public storm drain main in Guild Avenue along the Lockeford Street frontage.
- 44. Engineered improvement plans conforming to City Public Improvement Design Standards are required for Guild Avenue and Lockeford Street frontage improvements.
  - a. Improvement security for the public improvements will be required prior to issuance of the building permit if the plan check and improvement agreement documents are not complete. A complete plan check submittal package, including all the items listed above plus the Improvement Plan Submittal cover letter, Improvement Plan Checklist and engineering plan check fees, is required to initiate the Public Works Department plan review process for the engineered improvement plans.
- 45. All public improvements shall be installed within one year of final map filing under the terms of an improvement agreement, to be approved by the City Council prior to final map filing. The Developer will be required to provide warranty security in the amount of 10% of the value of the public improvements. The warranty period will be two (2) years, commencing on the date of acceptance of the public improvements.
- 46. Existing fire hydrants fronting Guild Avenue shall be relocated to the proposed back of walk.
- 47. Driveway access to the proposed development shall be a minimum of 70-feet from the back of walk on Lockeford Street Lane to accommodate vehicle stacking.
- 48. Install appropriate on-site signage to ensure the driveway fronting Lockeford Street is used for site entrance only.
- 49. The stormwater runoff from the entire project site shall be in compliance with the Multi-Agency Post Construction Stormwater Standards Manual. Vehicle and equipment cleaning, fuel dispensing areas, and loading docks shall be in compliance with the appropriate Source Control Fact Sheets provided in Appendix E of the manual.
- 50. The wash stalls shall be covered and the area shall be connected to the wastewater system through an appropriately sized sand/oil trap in compliance with City of Lodi Standard Plans. The pavement area surrounding the wash area shall be sloped away from the wash area.
- 51. Installation of an appropriately sized grease waste interceptor shall be in compliance with City of Lodi Standard Plan 204.
- 52. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
- 53. The parking lot shall be designed in conformance with Standard Plan 134.
- 54. As a matter of information, the on-site water system may need to be looped and should be considered in the design.
- 55. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
- 56. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the

boundaries of the parcel map and provide deed provisions to be included in each conveyance.

57. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
58. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
59. Provide an on-site and off-site truck turning analysis.
60. If fire service is needed it shall be installed according to the City of Lodi Design Standards §4.403.
61. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
62. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
63. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
64. Obtain the following permits:
  - a. Building permit issued by the City of Lodi Building Division.
  - b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater, and storm drain infrastructure.
  - c. San Joaquin County well/septic abandonment permit (if needed).
  - d. NPDES Construction General Permit (SWPPP).
65. Payment of the following fees prior to building permit issuance unless noted otherwise:
  - a. Fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - b. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
  - c. Water meter installation fees.
  - d. Regional Transportation Impact Fee (RTIF).
  - e. Encroachment permit fee.
  - f. Habitat Conservation Fee.
  - g. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
  - h. Reimbursement Agreement #RA-03-01 for public improvements along Guild Avenue. This fee was paid in full in 2004.

66. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
- b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

67. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

68. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, March 30, 2019. Eight (8) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Craig Hoffman  
City Planner

**ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Elevations



# VICINITY MAP

North



South

1365 East Lockeford Street





## ENTRY

EL GALLO COMMISSARY

03.25.19

SCHEMATIC DESIGN

PAGE 1









REVISIONS

No.	Description	Date	By

Project No.: 18016  
Drawn By: JOSE  
Checked By: JOHN

NOT FOR CONSTRUCTION  
SPARC SUBMITTAL  
4.18.19

FIRST FLOOR PLAN

SD.1



1 FIRST FLOOR PLAN  
SD.1 1/8" = 1'-0"



**ARCHITECT**  
**NJ ASSOCIATES**  
212 W. PINE STREET, STE #1  
LODI, CA 95240  
209-400-6080  
www.njaarchitecture.com

**CLIENT**  
**COMMISSARY EL GALLO**  
1301 S. SACRAMENTO ST.  
LODI, CA 95240

**PROJECT**  
**COMMISSARY EL GALLO**  
1365 E. LOCKEFORD STREET  
LODI, CA 95240

ARCHITECTS STAMP

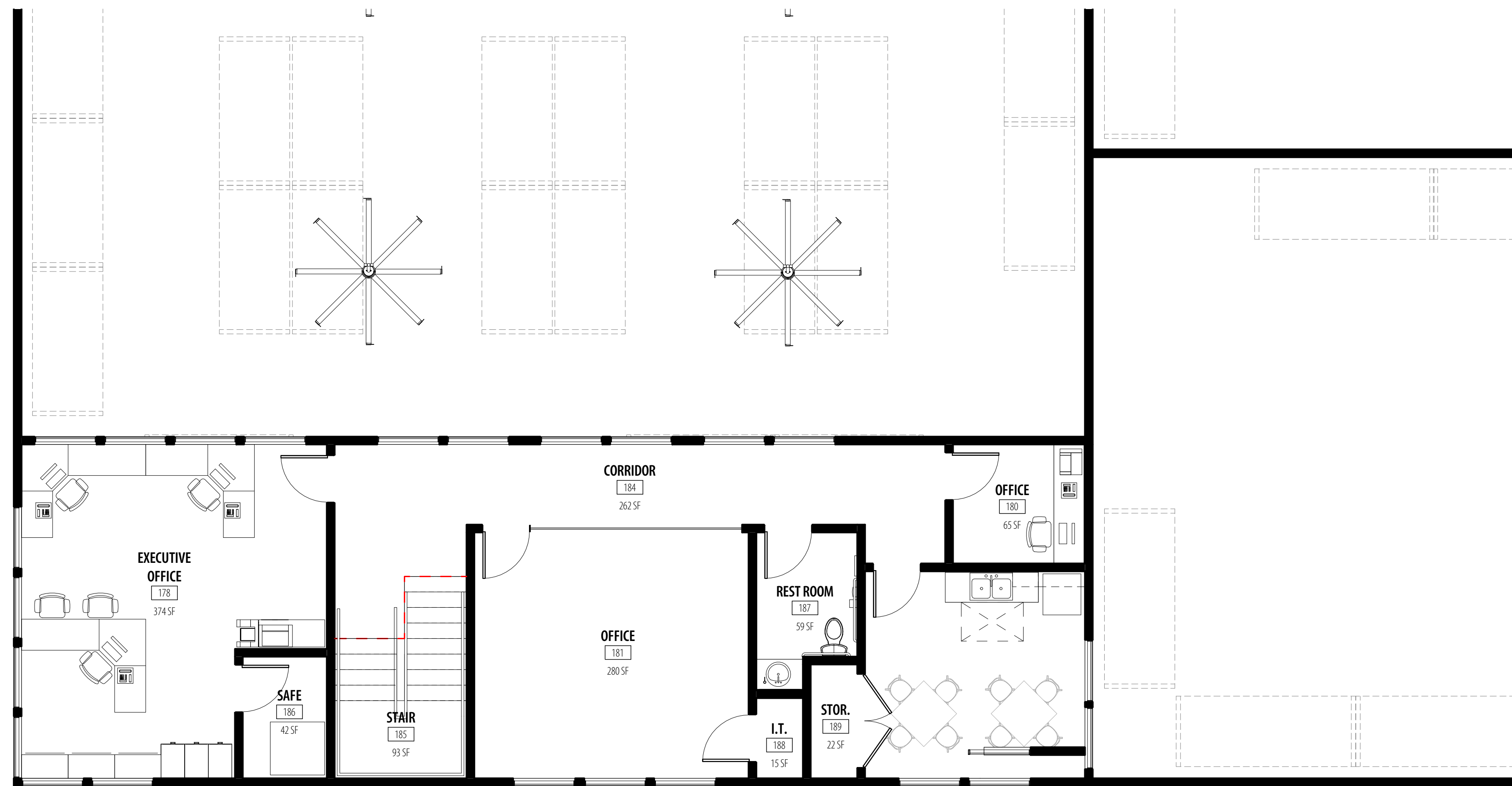
REVISIONS			
No.	Description	Date	By

Project No.: 18016  
Drawn By: JOSE  
Checked By: JOHN

NOT FOR CONSTRUCTION  
SPARC SUBMITTAL  
4.18.19

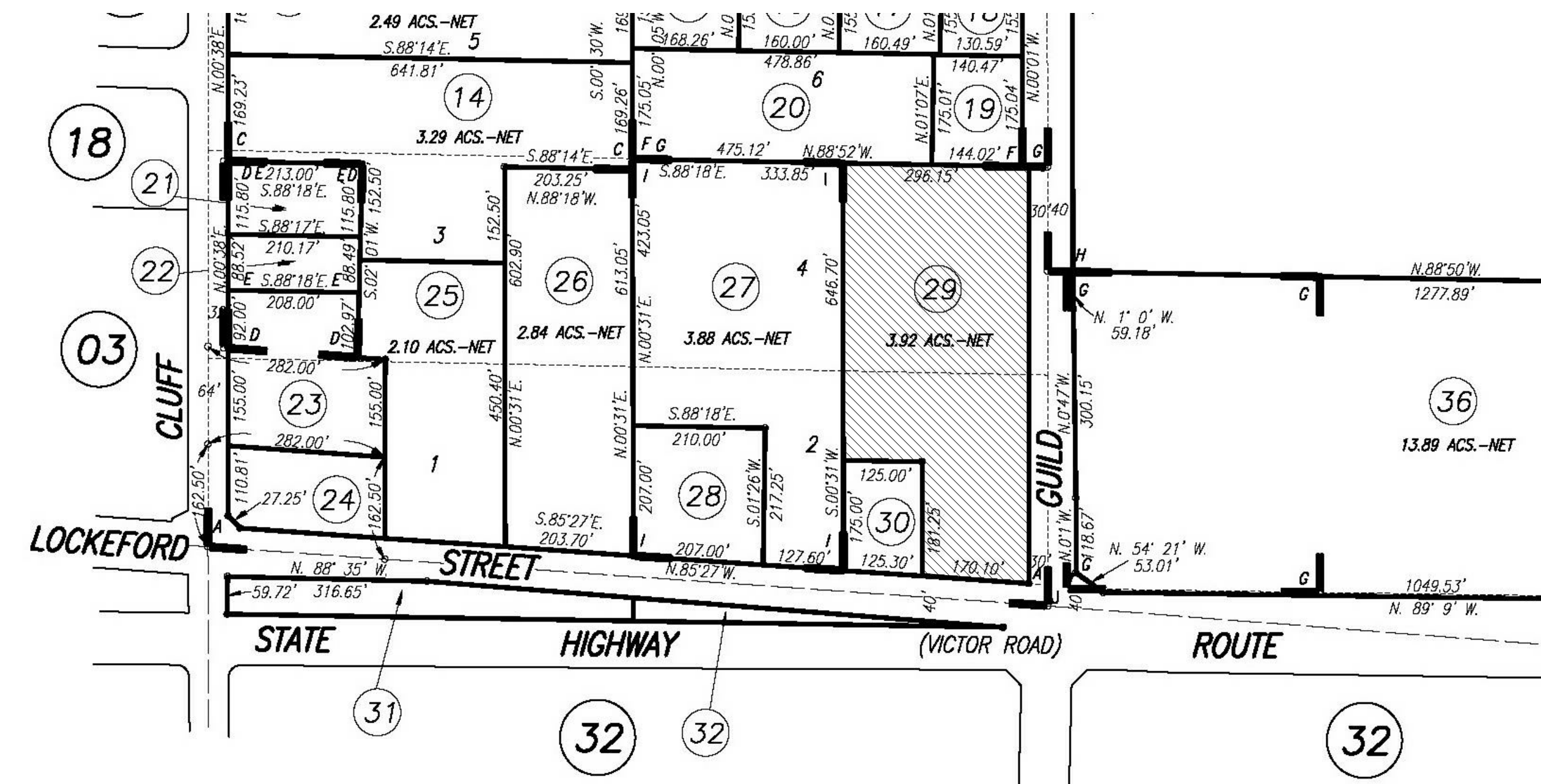
MEZZANINE FLOOR PLAN

SD.2



1 MEZZANINE FLOOR PLAN  
SD.2 3/16" = 1'-0"





PROPERTY PLAN

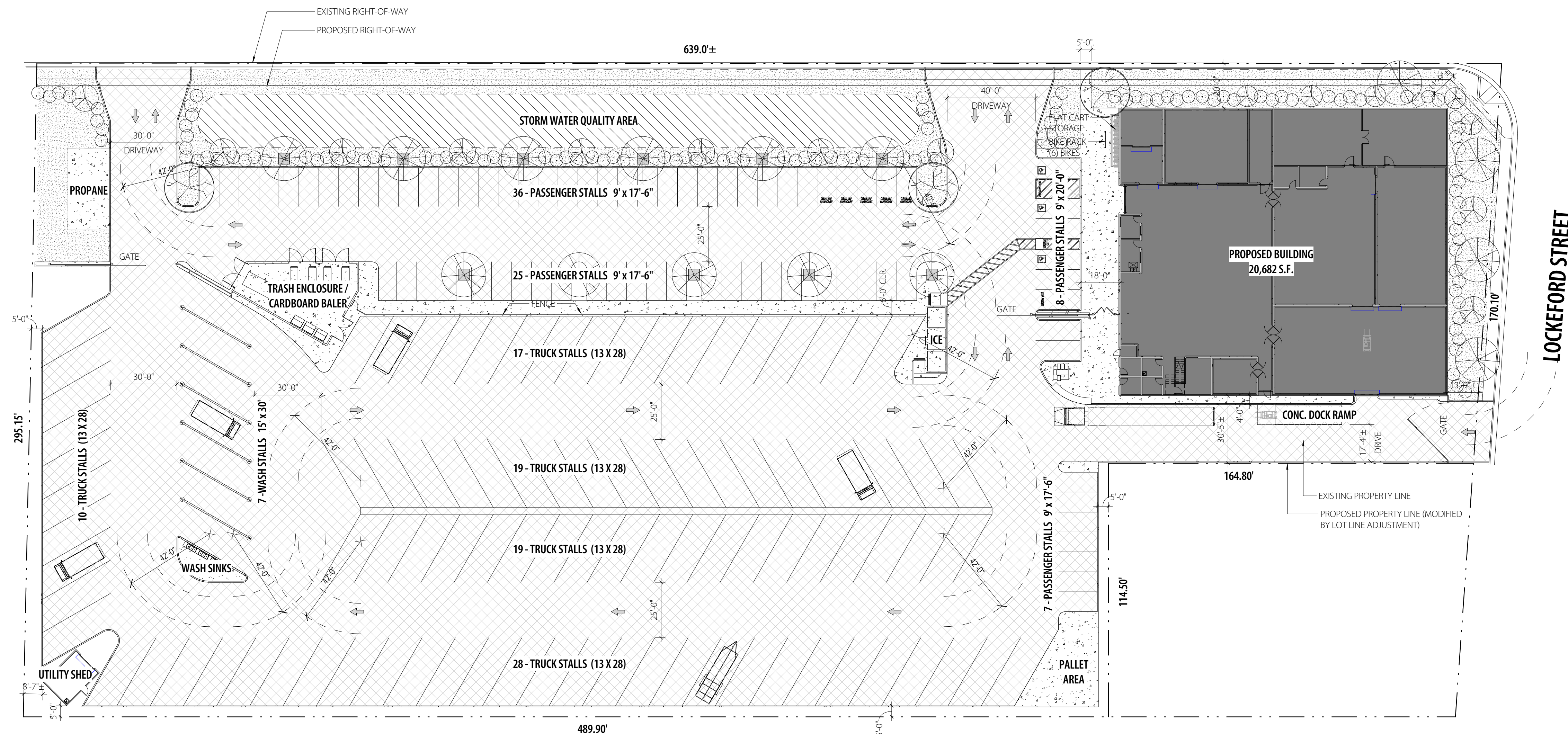
## SITE INFO.

APN:	0493-40-029
PARKING PAVEMENT AREA:	112,965 S.F.
LANDSCAPE AREA:	15,873 S.F.
41 CUSTOMER PARKING:	9' X 17'-6" SATLLS
3 ACCESSIBLE PARKING:	9' X 20' STALLS
93 FOOD TRUCK/ TRAILER PARKING:	13' X 30' STALLS
32 FOOD TRUCK/ TRAILER PASSENGER PARKING:	9' X 17'-6" STALLS
TOTAL ONSITE PARKING	166 STALLS

## BUILDING NOTES

FIRST FLOOR FLOOR AREA:	19,212 S.F.
SECOND FLOOR FLOOR AREA:	1,471 S.F.
GENERAL USE:	COMMERCIAL
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	MIXED B, M, S-1
NUMBER OF FLOORS:	2
RISK CATAGORY:	II
SPRINKLERED:	YES
FIRE RATING:	YES

## GUILD AVENUE



## SITE PLAN

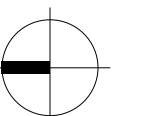
1  
50.3  
1" = 30'-0"



ARCHITECT  
NJ ASSOCIATES  
212 W. PINE STREET, STE #1  
LODI, CA 95240  
209.400.6980  
www.njarchitecture.com

CLIENT  
COMMISSARY EL GALLO  
1301 S. SACRAMENTO ST.  
LODI, CA 95240

PROJECT  
COMMISSARY EL GALLO  
1365 E. LOCKEFORD STREET  
LODI, CA 95240



ARCHITECTS STAMP

## REVISIONS

No.	Description	Date	By

Project No.: 18016  
Drawn By: JOSE  
Checked By: JOHN

NOT FOR CONSTRUCTION  
SPARC SUBMITTAL  
4.18.19

SITE PLAN

SD.3





## 1 RENDERED NORTH ELEVATION

SD.4 3/32" = 1'-0"



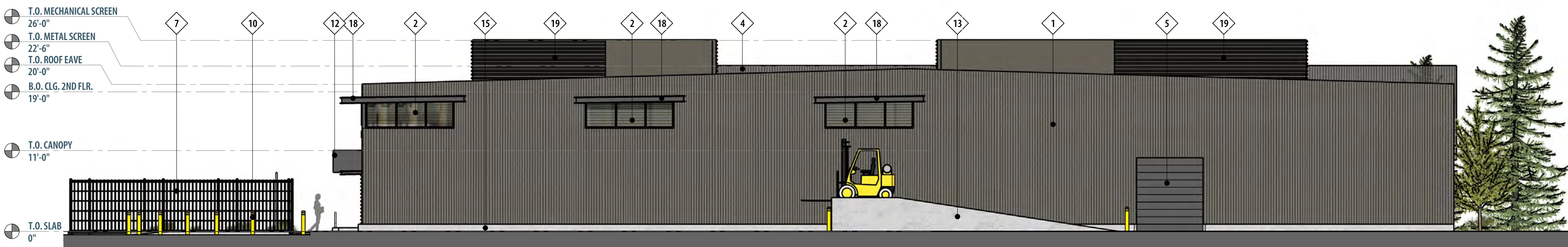
## 2 RENDERED EAST ELEVATION

SD.4 3/32" = 1'-0"



## 3 RENDERED SOUTH ELEVATION

SD.4 3/32" = 1'-0"



## 4 RENDERED WEST ELEVATION

SD.4 3/32" = 1'-0"

### KEYNOTES

- 1 CORRUGATED METAL PANEL, COLOR #1
- 2 ANODIZED ALUMINUM STOREFRONT W/ CLEAR GLAZING
- 3 HORIZONTAL FLEX SERIES 1.2FX10-12 METAL PANEL, COLOR #2
- 4 CORRUGATED & PERFORATED METAL PANEL, COLOR #3
- 5 ROLL UP METAL DOOR, PAINTED COLOR #4
- 6 3'-0" X 7'-0" METAL DOOR, PAINTED COLOR #4
- 7 METAL GATE & FENCE 7'-0" HEIGHT, PAINTED COLOR #5
- 8 11" TALL PAINTED LOGO & SIGN ON CORRUGATED & PERFORATED METAL SCREEN WALL
- 9 EL GALLO 4' TALL ILLUMINATED SIGN, RAISED FROM FACADE 3"
- 10 VINYL DECAL LOGO ADHERED TO METAL PANEL
- 11 ADDRESS SHALL BE A MIN. OF 2" TALL WITH 1 1/2" STROKE AND ILLUMINATED AT NIGHT.
- 12 8" HIGH X 48" DEEP METAL CANOPY - SEE EXTERIOR ELEVATION, COLOR #4
- 13 RAISED CONCRETE LOADING DOCK
- 14 SPLIT FACE CMU PROPERTY WALL 8" HIGH
- 15 12" HIGH CONCRETE CURB AROUND PERIMETER
- 16 STANDING SEAM 18" WIDE METAL ROOF, COLOR #6
- 17 6" DIA. BOLLARDS, 36" HIGH
- 18 8" HIGH X 36" DEEP METAL CANOPY - SEE EXTERIOR ELEVATION, COLOR #4
- 19 6' HIGH MECHANICAL SCREEN WALL WITH HORIZONTAL BOX RIB METAL PANEL, COLOR #2



### ARCHITECT

#### NJ ASSOCIATES

212 W. PINE STREET, STE #1  
LODI, CA 95240  
209.400.6980  
www.njarchitecture.com

### CLIENT

#### COMMISSARY EL GALLO

1365 E. LOCKERD STREET  
LODI, CA 95240

### PROJECT

#### COMMISSARY EL GALLO

1365 E. LOCKERD STREET  
LODI, CA 95240

### ARCHITECTS STAMP

### REVISIONS

No.	Description	Date	By

Project No.: 18016  
Drawn By: JOSE  
Checked By: JOHN

### NOT FOR CONSTRUCTION

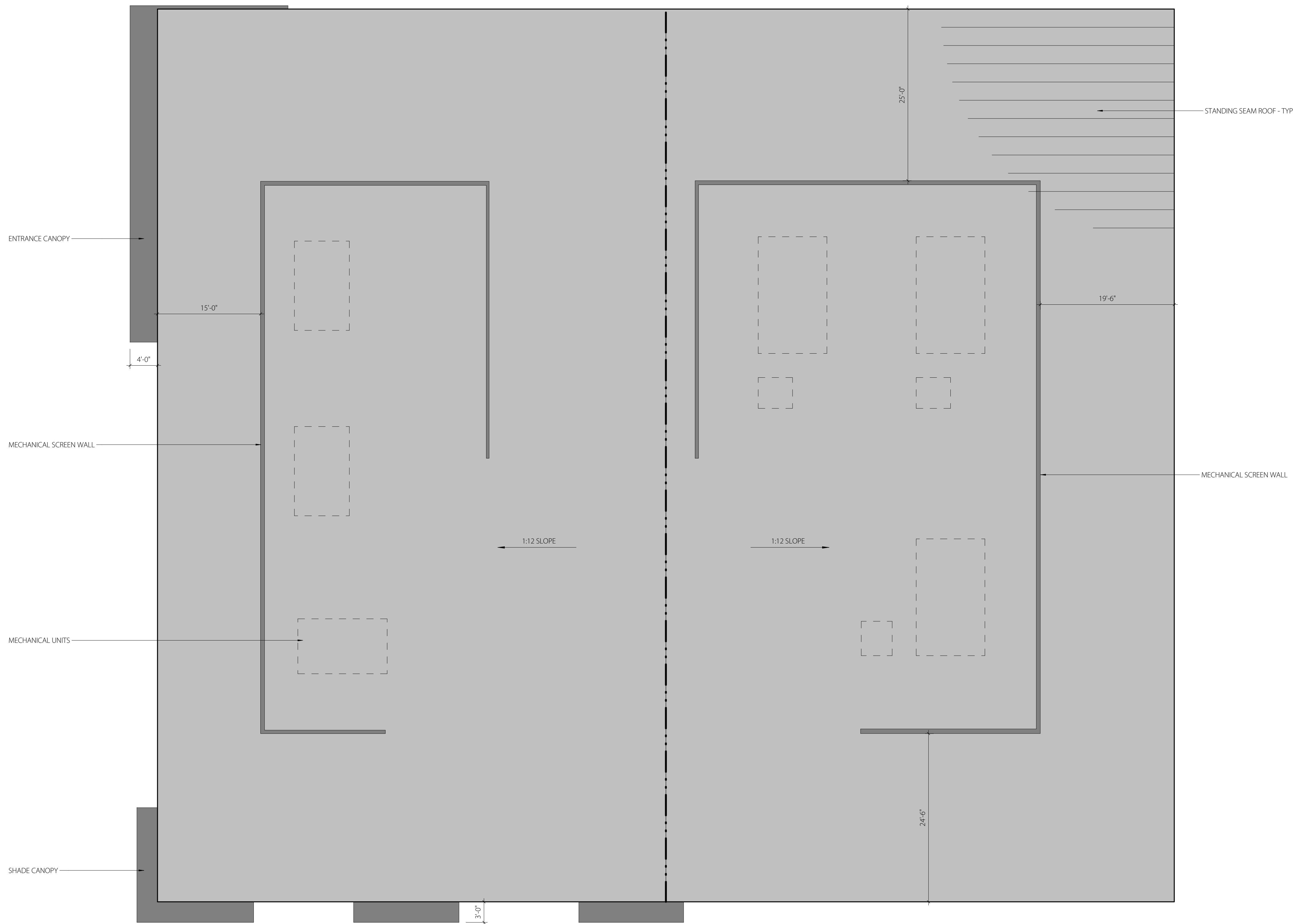
#### SPARC SUBMITTAL

4.18.19

### EXTERIOR ELEVATION

SD.4





1 ROOF PLAN  
SD.5 1/8" = 1'-0"

4/18/2019 10:35:11 AM

**ARCHITECT**  
**NJ ASSOCIATES**  
212 W. PINE STREET, STE #1  
LODI, CA 95240  
209-400-6080  
www.njaarchitecture.com

**CLIENT**  
**COMMISSARY EL GALLO**  
1301 S. SACRAMENTO ST.  
LODI, CA 95240

**PROJECT**  
**COMMISSARY EL GALLO**  
1365 E. LOCKEFORD STREET  
LODI, CA 95240

**ARCHITECTS STAMP**

REVISIONS			
No.	Description	Date	By

Project No.: 18016  
Drawn By: JOSE  
Checked By: JOHN

**SPARC SUBMITTAL**  
**4.18.19**

**ROOF PLAN**

**SD.5**